



15 The Cockpit
Wirksworth
Derbyshire
DE4 4EA

Auction Guide
£55,000

- FOR SALE VIA ONLINE AUCTION
- Online auction scheduled to end on the to end on Monday 18th July at 1pm.

SCARGILL
MANN & CO

EST. 1995

PLEASE NOTE

FOR SALE BY AUCTION: Terms and conditions apply.

GENERAL INFORMATION

For sale via modern method of auction, scheduled to end on Monday 18th July at 1pm.

This sale offers a rare opportunity to acquire this workshop / garage / former cottage with development potential (none commercial use). The property is located set back off Warmbrook in a courtyard area known as The Cockpit and is within walking distance of Wirksworth town centre.

LOCATION

Wirksworth is a popular town set in beautiful countryside with a wide range of facilities available locally including shops, schools and leisure facilities. Matlock town centre is approximately four miles to the north offering a good range of amenities and Derby city centre is approximately fifteen miles to the south offering a broader range of amenities. Carsington Water is approximately four miles to the west with its leisure facilities and water sports. Bakewell is approximately ten miles to the north - a famous Peak District town and all other facilities associated with the Peak National Park are all within easy reach. In addition, there are railway stations located at Matlock, Matlock Bath, Cromford and Whatstandwell, which in turn connects to Derby Station.

FORMER COTTAGE

GROUND FLOOR

2.96 x 4.21 (9'9" x 13'10")

Please note - The former cottage would have had a ground floor and first floor, however the floor boards and trusses no longer exist.

ADJACENT WORKSHOP

7.27 x 3.57 plus 9.83 x 2.20 (23'10" x 11'9" plus 32'3" x 7'3")

There are double wooden doors to the front of the workshop and there is a doorway to the side of the workshop leading to a courtyard area. It should be noted that there is a

HAYLOFT OVER

3.57 x 3.06 Approx (11'9" x 10'0" Approx)

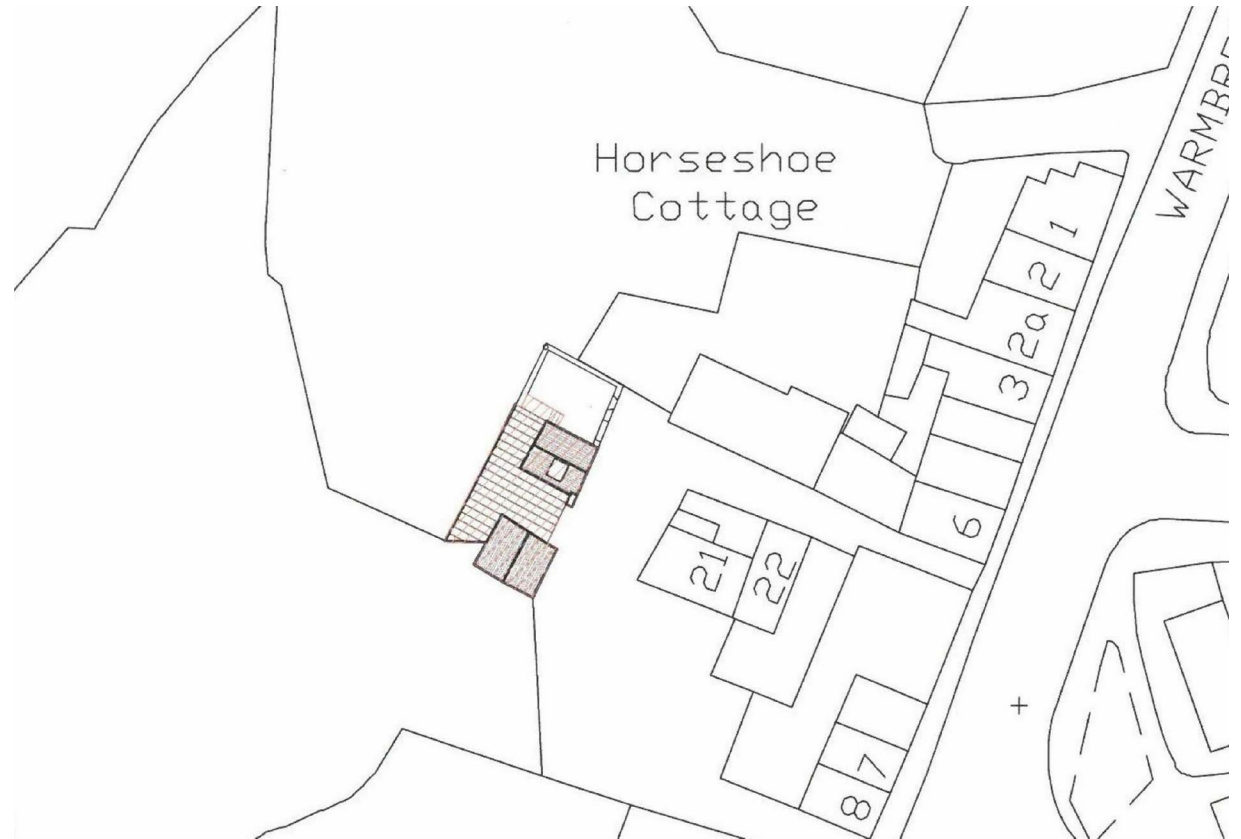
OUTSIDE

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Adjacent to the workshop is an enclosed courtyard area.

PLANNING

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No planning has yet been granted on the site for any change of use.

DIRECTIONAL NOTE



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From Wirksworth travel down St John's Street which becomes Warmbrook and shortly before reaching the mini roundabout junction turn right, opposite Water Lane, into The Cockpit where number 15 can clearly be denoted by our "for sale" board.

For precise directions please use Wat3words.app - follow the link shown below for directions:- <https://w3w.co/stooping.newer.arose>

VIEWING

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Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT/JO)

Terms of Sale

This property is being sold subject to unconditional reservation fee auction terms and conditions.

Timescales

Contracts will exchange immediately. There are 28 days in which to complete the purchase.

Legal Pack

A legal pack is available to download. Special conditions may apply.

We strongly recommend buyers familiarise themselves with the legal pack prior to bidding.

Deposit

In order to secure the purchase a buyer will pay a deposit of 5% which contributes towards the overall purchase price of the property.

The deposit is non-refundable.

Buyer Fees

This property is sold subject to a non-refundable reservation fee of 5% + VAT to a minimum of £5,000 + VAT (£6,000 inc VAT) This does not form part of the purchase price.

A reservation fee is payable by the buyer where a seller has opted to sell with no fees. As a result, a lower reserve price is usually agreed on lots where a reservation fee is applicable.

More Information

For more information call our office on 01629 584591 or email matlock@scargillmann.co.uk

ONLINE AUCTION NOTICE

I hereby acknowledge and confirm the following:

My bid may be accepted by the seller at any time before the close of the auction. It is subject to the

terms and conditions of the auction which I have read and understood. I have read and understood the legal pack applicable to my bid/lot and agree to be bound by any special conditions within that pack. If my bid is successful (whether as the highest bid or upon acceptance by the seller in the course of the auction) I shall be bound by the lot terms and conditions as advertised online.

At the point of registration, you will be required to insert credit or debit card details as a way of payment towards the deposit and or reservation fee. We will only hold a nominal amount (which will be stated at the point of bidding) to enable you to bid. This amount will only be debited from your account should you be the successful bidder, in the event you are unsuccessful the agreed amount will be released back to your card within three business days. If you are the successful bidder we will debit the agreed amount from your account immediately at the close of the auction, we will then contact you to confirm the outstanding balance (if applicable) at which point you can opt to use the same card. Any amount payable at the close of the auction must be paid within 1 hour.

Please note that the bidding process will work in a different way to an eBay auction, so there is NO advantage to bidding at the last second.

Each auction will automatically stay open until there has not been a bid for 10 minutes. After 10 minutes without a bid, the auction will close and the highest bidder will be successful subject to the reserve price being met or upon acceptance of an offer by the seller throughout the auction cycle. If there is another bid within 10 minutes of the last bid, the auction countdown timer will be restarted for another 10 minutes to allow further bidding. This system avoids last minute (or second) bidding and makes for a fairer auction as in a live room auction situation.

Please bid in good time before the end of the auction, delaying your bid to the last seconds may disadvantage you if your connection slows or you lose internet connectivity. It is the bidder's responsibility to ensure the bid has been lodged with the auctioneer. The auctioneer accepts no responsibility for bids that are not received or are received late and reserves the right to reject any bid without notice.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

www.scargillmann.co.uk